Agenda – Executive Policy Committee – November 9, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Item No. 17 Declaration of Surplus Land – Property located at the Northeast corner of Markham Road and Gull Lake Road (South Winnipeg – St. Norbert Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the City-owned property located at the Northeast corner intersection of Markham Road and Gull Lake Road, legally described as:

   LOT 1 BLOCK 2 PLAN 23575 WLTO
   IN RL 6 AND 7 PARISH OF ST VITAL

   and identified as "Subject City Property" on the attached Misc. Plan No. 14975 be declared surplus to the needs of the City.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – November 9, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: To Obtain Council Approval to Declare the City-Owned Property located at the Northeast corner of Markham Road and Gull Lake Road (identified as "Subject City Property" on the attached Misc. Plan No. 14975) surplus to the City's needs.

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	J. Kiernan	n/a	D. McNeil

EXECUTIVE SUMMARY

Declaring the City-owned property identified as "Subject City Property" on the attached Misc. Plan 14975 as surplus will enable the Department to offer the subject property for sale on the open market.

RECOMMENDATIONS

1. That the City-owned property located at the Northeast corner intersection of Markham Road and Gull Lake Road, legally described as:

   LOT 1 BLOCK 2 PLAN 23575 WLTO
   IN RL 6 AND 7 PARISH OF ST VITAL

   and identified as "Subject City Property" on the attached Misc. Plan No. 14975 be declared surplus to the needs of the City.

2. That the City authorizes the proper officers to do all things necessary to implement the intent of the foregoing

REASON FOR THE REPORT

Council approval is required to declare the City-owned property identified as "Subject City Property" on the attached Misc. Plan No. 14975 surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

The Planning, Property and Development Department intends to sell the subject City-owned property (identified as “Subject City Property” on the attached Misc. Plan 14975) on the open market.

There are no regulatory or human resource implications associated with this report.

There are no direct financial implications associated with this recommendation.

HISTORY/DISCUSSION

Markham Place residential development is part of the larger community of Waverly Heights, a subdivision which was approved by Council in the latter half of the 1980’s.

The subject City owned property, being part of the approved residential subdivision, was originally zoned RM-1. However, the City subsequently reserved it for a park & ride site in support of the proposed Southwest Transit Corridor project. This reservation was conditional to the relative requirements of the transit-way and, as such, the land could revert to its original intended use if it was not required**.**

The property was circulated to the relevant City Departments for their comments on the likelihood of it being offered for sale, through a public offering. There were no objections from these Departments.

Subject to Council’s declaration of the land as surplus, it is the intent of this Department to offer the subject property for sale on the open market.

The Ward Councilor was consulted and concurs with the intentions of the Department.

FINANCIAL IMPACT

Financial Impact Statement **Date:** October 13, 2016

Project Name:

To Obtain Council Approval to Declare the City-Owned Property located at the Northeast corner of Markham Road and Gull Lake Road (identified as "Subject City Property" on the attached Misc. Plan No. 14975) surplus to the City's needs

COMMENTS:

There are no financial implications associated with this report.

"Original Signed By"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

Legal Services, as to legal issues.
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

Within the context of "***Complete Communities***", Waverly Heights can be considered under the umbrella of "***Recent Communities***". The subject lot which is zoned RM-1 will enable an infill development that will increase the present housing stock while maximizing the use of the existing infrastructure. Therefore, the disposition of this site serves to support the vision of ***Maintaining Areas of Stability*** (Section 4-2 pg.86 - Complete Communities, Direction Strategy).

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Clifford Bignall
Date: October 14, 2016
File No. 5604/1-C

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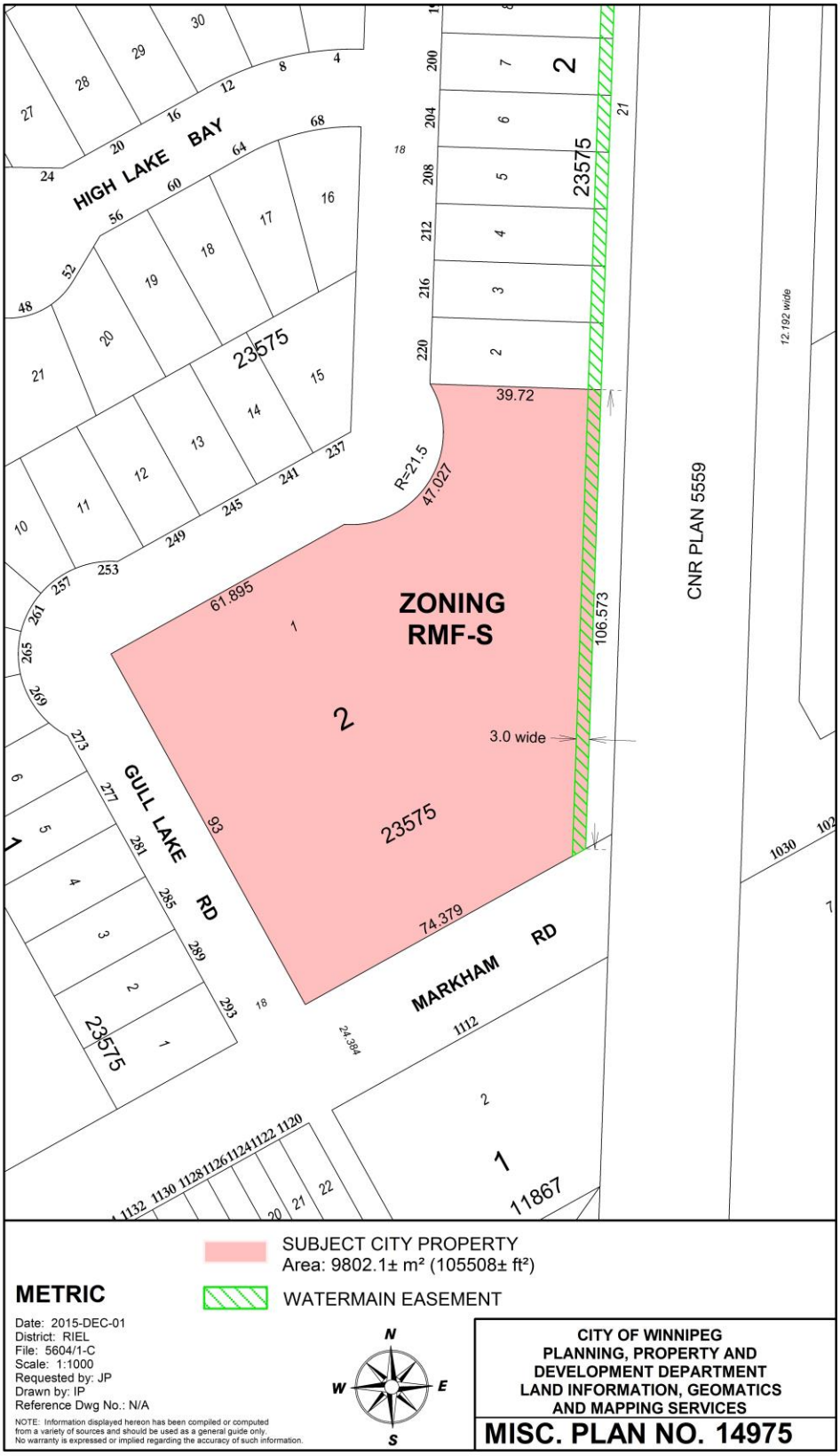
HIGH LAKE BAY
GULL LAKE RD
MARKHAM RD
CNR PLAN 5559
12.192 wide
ZONING
RMF-S
23575
39.72
R=21.5
47.027
61.895
106.573
3.0 wide
74.379
24.384
11867
SUBJECT CITY PROPERTY
Area: 9802.1± m² (105508± ft²)
WATERMAIN EASEMENT
METRIC
Date: 2015-DEC-01
District: RIEL
File: 5604/1-C
Scale: 1:1000
Requested by: JP
Drawn by: IP
Reference Dwg No.: N/A
NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
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CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION, GEOMATICS
AND MAPPING SERVICES
MISC. PLAN NO. 14975